



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: August 8, 2014

ARC REVIEW CODE: V1408081

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-14-02SS 6375 River Chase Circle NW

Review Type: Metro River

MRPA Code: RC-14-02SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence in the Chattahoochee River Corridor. ARC staff has begun the review of the application for this proposed project.

Preliminary Finding: ARC's preliminary finding is that the proposed development, while not consistent with the Chattahoochee Corridor Plan in all respects, will provide a level of land and water resource protection equivalent to an application consistent with the Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 207 **District:** 17 **Section:** 3

Date Opened: August 8, 2014

Deadline for Comments: August 18, 2014

Earliest the Regional Review Can Be Completed: August 18, 2014

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
COBB COUNTY
GEORGIA CONSERVANCY

ARC NATURAL RESOURCES DIVISION
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by August 18, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:
Name(s): WILLIAM B. ROYAL AND JOEIE N. ROYAL
Mailing Address: 30 BONNIE LANE
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-441-8718 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): SAME AS ABOVE
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 6375 RIVERCHASE DRIVE CIRCLE
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 207, 17TH DISTRICT
FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
LOT 24 BLOCK C SECTION 3 RIVERCHASE S/D.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.1010
Outside Corridor: 0
Total: 0.1010
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: N/A

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): No

7. How Will Sewage from this Development be treated?

A. Septic tank

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system X

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
(Maximums In Parentheses)					
A				(90) ____	(75) ____
B				(80) ____	(60) ____
C				(70) ____	(45) ____
D				(50) ____	(30) ____
E	<u>29,009 SF</u>	<u>10,096 SF*</u>	<u>3,547 SF</u>	(30) <u>34.8*</u>	(15) <u>12.2</u>
F				(10) ____	(2) ____
Total:	29,009 SF	10,096 SF	3,547 SF	N/A	N/A

*NOTE: This property includes a 10-foot-wide sanitary sewer easement running across the front of the property and then from the front to the rear of the property. The easement area is about 2585 square feet. Because dedicated easements are counted as disturbed under the Plan, this square footage must be counted as part of the total land disturbance on the property. While part of the proposed land disturbance will be built over a portion of the easement, about 1518 SF square feet of the easement will be outside the disturbed area for the proposed house. With the proposed land disturbance, the total disturbance on the property will be 34.6 percent, exceeding the E maximum of 30%. Because both the lot and the easement pre-date the effective date of the Metropolitan River Protection Act, and because the terrain and easement location limit possible reductions in land disturbance, the easement constitutes a hardship under Part 1.B.9 of the Chattahoochee Corridor Plan and the property is eligible for the finding of equivalent to a consistent project as provided in Georgia Code 12-5-445(a)(1)(B). The average weighted runoff coefficient test used to determine that the proposal is equivalent is attached. Because the average weighted runoff coefficient of the proposed project is less than that of a fully consistent project, it meets the coefficient test and, while not consistent with the Plan in all respects, is equivalent to a fully consistent project.

all this paper
JMK
e/c/14

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☒ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☐ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 7/9/14
7/09/2014

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Sandy Springs, Ga. requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 7-17-14

Signature of Chief Elected Official or Official's Designee

Date

Lot 24 Block C Section 3 River Chase Subdivision
Legal Description

All that tract or parcel lying or being in Land Lot 207 of the 17th District of Fulton County, Georgia and The City of Sandy Springs being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way River Chase Ridge (50' R/W) with the westerly right-of-way of River Chase Circle (50' R/W); Thence, continuing northerly along the aforementioned right-of-way a distance of 1241.9 feet to a point, said point being **The True Point of Beginning**; Thence leaving the aforementioned right-of-way, S.06°33'41"W. a distance of 237.00 feet to a point; Thence, N.84°35'43"W. a distance of 87.91 feet to a point; Thence, N.88°20'54"W. a distance of 22.08 feet to a point Thence, N.00°30'20"E. a distance of 234.50 feet to a point located on the southerly right-of-way of River Chase Circle (50' R/W); Thence continuing easterly along the aforementioned southerly right-of-way and following a curve to the right having an arc length of 135.00 feet and a radius of 793.52 feet (said curve being subtended by a chord of S.86°36'56"E. and a distance of 134.84 feet) to a point, said point being **The True Point of Beginning**.

Said tract or parcel contains 0.6659 acres.

Average Weighted Runoff Coefficient Worksheet

6375 River Chase Circle, City of Sandy Springs

August 1, 2014

Total Lot Area: 29,009 SF
Category: E (30% Land Disturbance, 15% Impervious Surface)
Coefficients: 0.30 – Natural; 0.35 – Landscaped (Disturbed less Impervious); 0.95 Impervious

Baseline Project (Maximum consistent):

- 29,009 SF Total Area
- 8703 SF Land Disturbance (30%)
- 4352 SF Impervious (15%)
- 29,009 – 8703 = 20306 SF Natural (Undisturbed) – 70% of Property
- 8703 – 4352 = 4351 SF Landscaped – 15% of Property Each

Calculation:

$$0.70 \times 0.30 = 0.210$$

$$0.15 \times 0.35 = 0.053$$

$$0.15 \times 0.95 = 0.142$$

Total: 0.405 - Average Weighted Runoff Coefficient for Maximum Consistent Project

Proposed Project:

- 29,009 SF Total Area
- 10,096 SF Land Disturbance (34.8%)
- 3547 SF Impervious (12.2%)
- 29,009 – 10,096 = 18,913 SF Natural (Undisturbed) – 65.2% of Property
- 10,096 – 3547 = 6549 SF Landscaped – 22.6% of Property

Calculation:

$$0.652 \times 0.30 = 0.196$$

$$0.226 \times 0.35 = 0.079$$

$$0.122 \times 0.95 = 0.116$$

Total: 0.391 - Average Weighted Runoff Coefficient for Proposed Project

Because the proposed project's average weighted runoff coefficient is below that of a maximum consistent project on this property, it meets the average weighted runoff coefficient test.

JMS
8/1/14

DRAFT

6375 RIVER CHASE CIRCLE REANALYSIS

River Chase Subdivision
City of Sandy Springs
May 29, 2013

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	First Order (Heards Creek)	10
Geology:	Biotite Gneiss	5
Aspect:	North	6
Soils:	Moderate to Severe	16
SUBTOTAL:		37
Slope:	0-10%	3
	10-25%	--
	Over 25%	--
SUBTOTAL:		40
Vegetation:	Pines	--
	Hardwoods	20
TOTAL:		60
CATEGORY:	E	E

The E category includes scores from 60 to 79

Figure 1. Tree Protection Fencing

The diagram illustrates the components and placement of a tree protection fence. Key features include:

- Tree Protection Zone:** A circular area around the tree trunk, defined by a dashed line.
- Root Protection Zone:** A larger circular area, defined by a dashed line, extending further from the tree trunk.
- Tree Fence:** A fence line located 3 feet outside the root protection zone.
- Fence Layers:**
 - Top Layer:** Bright orange polyethylene laminar fence fabric, 2 inches maximum thickness.
 - Bottom Layer:** Wood or metal stakes, spaced 6 inches on center (typical).
- Signage:** "Tree Save Area" signage is placed every 75-100 feet along the fence line.
- Labels:**
 - "LOCATION OF TREE FENCE"
 - "3' OUTSIDE OF ROOT PROTECTION ZONE"
 - "OUTER EDGE OF ROOT PROTECTION ZONE"
 - "2" max."
 - "BRIGHT ORANGE POLYETHYLENE LAMINAR FENCE FABRIC"
 - "6" O.C. (typ.)"
 - "WOOD OR METAL STAKE (typ.)"
 - "TREE SAVE AREA SIGNAGE EVERY 75-100'

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBING, BUILDING CONSTRUCTION OR DEMOLITION.

EXISTING UNPROTECTED TREES:	
23"	22"
18"	18"
22"	25"
22"	21"
20"	19"
23"	24"
19"	

EXISTING LANDMARK TREES

34"

CANOPY COVERAGE CALCULATIONS HAVE BEEN DETERMINED BY THE APPLICATION OF 1000 CANOPY CREDITS PER EXISTING PROTECTED AND LANDMARK TREE RETAINED THIS SITE.

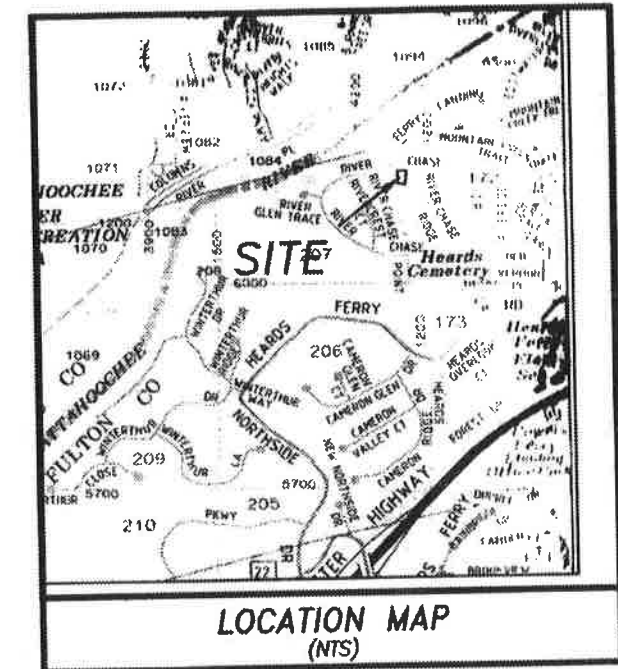
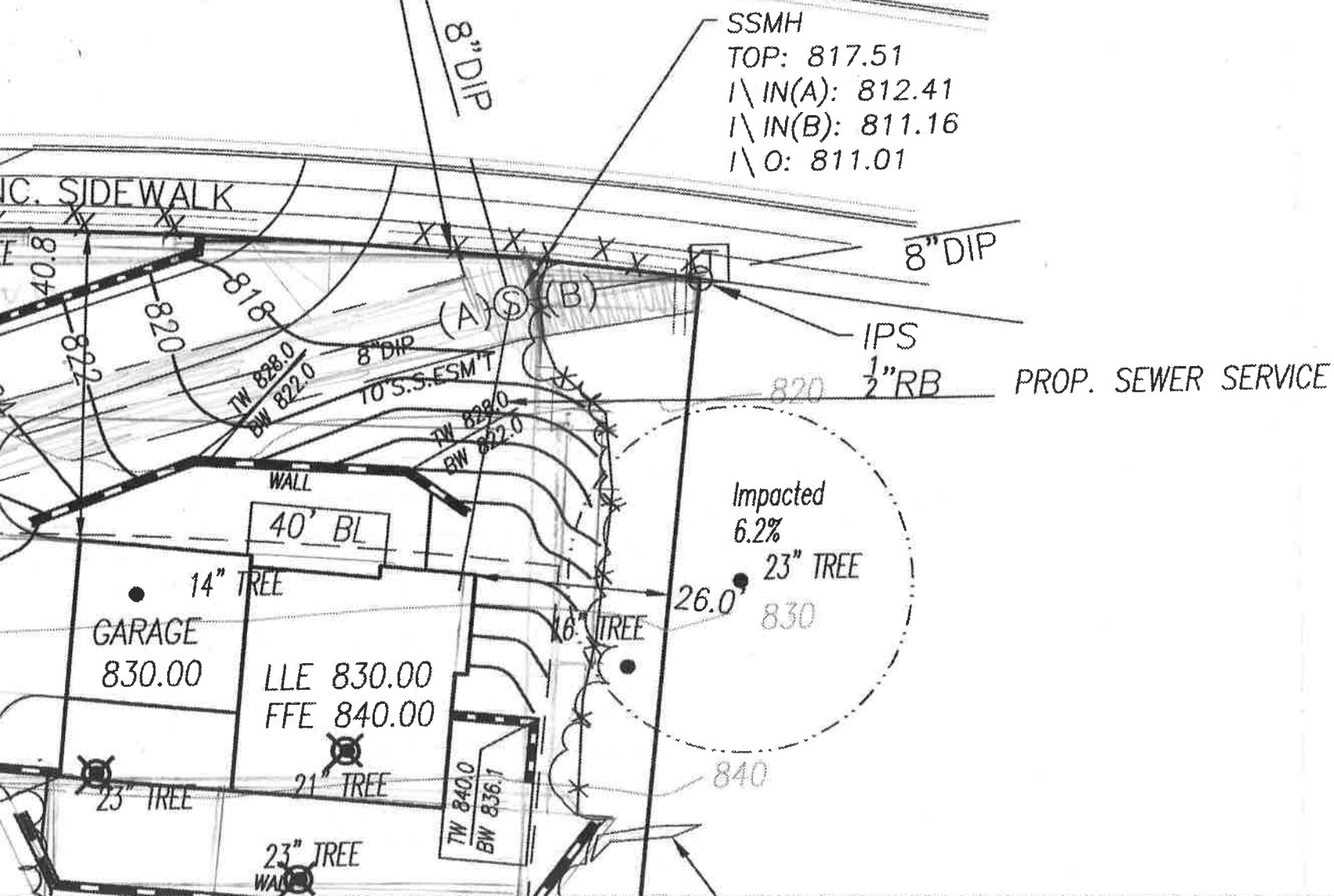
1 LANDMARK TREES TO BE RETAINED THIS SITE ++
TOTAL RETAINED TREE CANOPY CREDITS = 1,000 S.F.
APPROXIMATE TREE SAVE CANOPY AREA = 12,431 S.F.

UTILITY SERVICE LOCATION NOTE:

ALL UTILITY SERVICE LINES AND STRUCTURES TO THE PROPOSED RESIDENCE SHALL BE CONSTRUCTED EXTERIOR OF ALL TREE SAVE AREAS THIS SITE. SHOULD IT BECOME NECESSARY TO RECONSTRUCT AN EXISTING SERVICE WITHIN THE TREE SAVE AREAS, THE UTILITY LINE SHALL BE BORED THROUGH THE TREE SAVE AREA AT A DEPTH ACCEPTABLE TO THE CITY OF SANDY SPRINGS ARBORIST FOR THE ENTIRE LENGTH OF THE TREE SAVE AREA. THE CONTRACTOR SHALL CONTACT THE CITY OF SANDY SPRINGS ARBORIST PRIOR TO START OF ANY RECONSTRUCTIVE EFFORT WITHIN THE TREE SAVE AREAS.

HW
INV: 805.00
RAD: 793.52'
LENGTH: 135.00'
CHORD: 134.84'
S86°36'56"E

RIVER CHASE CIR
(50' RIGHT-OF-WAY)



FLOOD HAZARD NOTE:

THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAPS OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NO. 13067C0141J - DATED 3/4/2013.

REFERENCE MATERIAL:

FINAL PLAT FOR RIVER CHASE SUBDIVISION
RECORDED IN PB 259 PG 104

BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOT 24 BLOCK C
SECTION 3 RIVER CHASE SUBDIVISION PREPARED BY GEORGIA
PROFESSIONAL LAND SURVEYING, LLC DATED 1/02/13

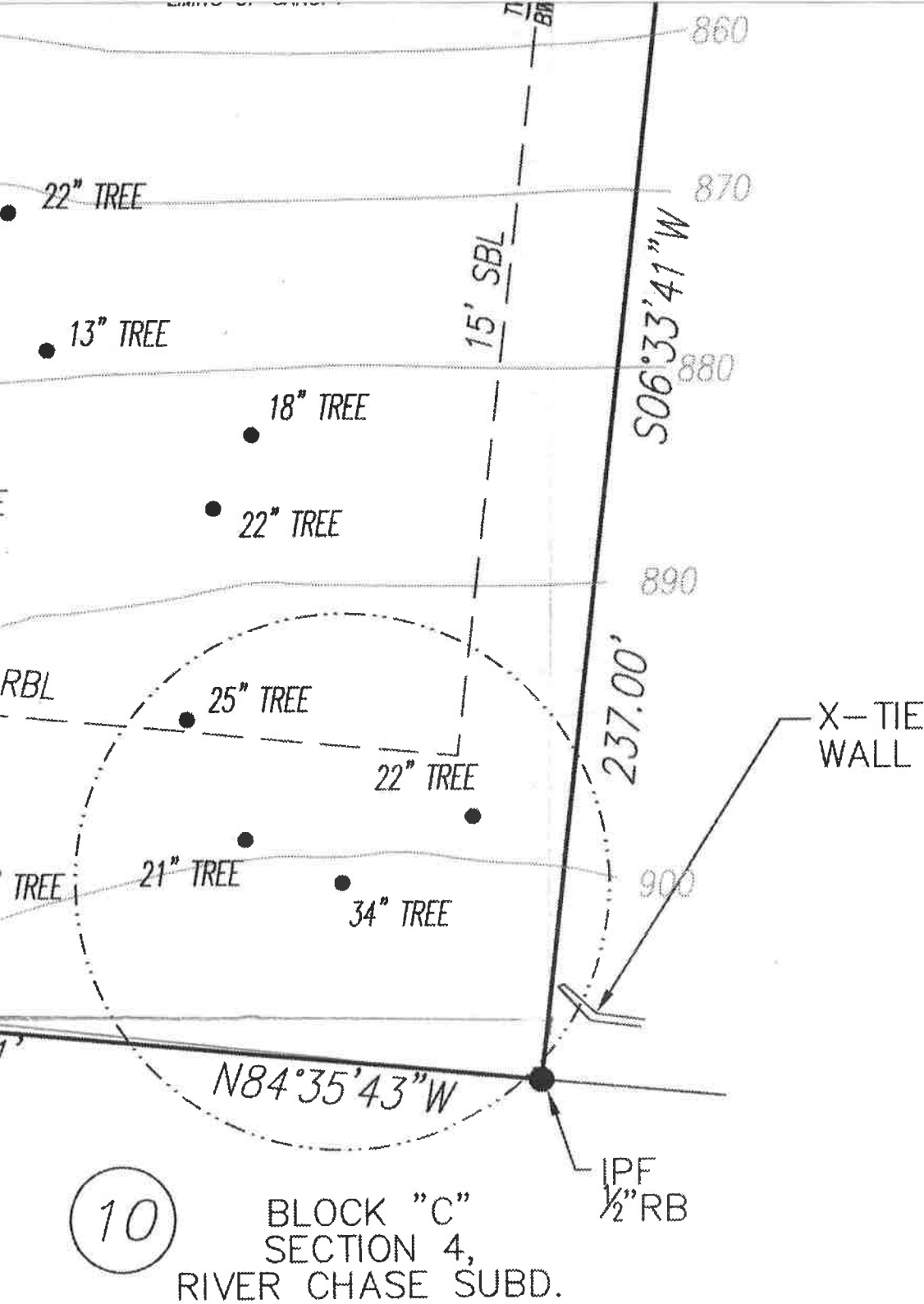
OWNER/BUILDER

MR. BILL ROYAL
1124 STANDARD DRIVE NE
ATLANTA, GA. 3032819

PHONE (404) 441-8718

24 HOUR CONTACT

MR. BILL ROYAL
PHONE (404) 441-8718



AREA THIS TRACT:

29,009 SFT
0.666 AC

GENERAL NOTES:

THE SUBJECT PROPERTY IS PRESENTLY ZONED R3
THE EXISTING USE THIS SITE IS SINGLE FAMILY RESIDENTIAL.
THE RECEIVING WATERS THIS SITE ARE AN UNNAMED TRIBUTARY TO NANCY CREEK.
THERE ARE NO BURN AND/OR BURY PITS PROPOSED THIS SITE.
WATER SERVICE THIS SITE PROVIDED BY CITY OF ATLANTA.
SEWER SERVICE THIS SITE VIA FULTON COUNTY PUBLIC SEWER SYSTEM.
NO NEW ROAD CONSTRUCTION IS PROPOSED THIS SITE.
THE PLACEMENT OF DUMPSTERS AND THE PARKING OF VEHICLES IS PROHIBITED IN THE RIGHT-OF-WAY.
THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE ATLANTA REGIONAL COMMITTEE CHATTAHOOCHEE RIVER CORRIDOR.

ALL BEFORE YOU DIG" TELEPHONE NUMBER 811 (OR 1-800-282-7411) FOUR DAYS BEFORE STARTING ANY ACTIVITY THIS SITE.

TREE PRESERVATION PLAN FOR:

MR. BILL ROYAL
TAX ID# 17-020600080339

6375 RIVER CHASE CIRCLE

THE CITY OF SANDY SPRINGS, GEORGIA

DRAWN	LCE
CHECKED	LCE
DATE	4/7/14
SCALE	



ENGINEERS, INC.

Tel. 770-998-5763
Fax. 770-643-4855

LS-1

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